



TOWN OF EAST HAMPTON

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East Hampton, New York 11937-2684

Planning Department
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SITE PLAN/SPECIAL PERMIT EVALUATION

East Hampton House Pool

SCTM#300-188-2-4

226 Pantigo Road, East Hampton

Prepared by: Marco Wu *MW*
Planner

Date: August 26, 2020

1. APPLICATION INFORMATION

A. INFORMATION RECEIVED:

- Original and nine (9) copies of Site Plan/Special Permit Application
- Ten (10) copies of Short Environmental Assessment Form Part 1
- Ten (10) prints of Landscaping Plans prepared by Whitmores, dated June 10, 2020
- Ten (10) prints of East Hampton House Pool Site Plan prepared by David Austin Weaver of George Walbridge Surveyors, P.C., dated July 23, 2020
- Copy of Cost of Construction Estimate from Jennosa Pools, Inc

B. DATE SUBMITTED: August 7, 2020

C. OWNER: East Hampton House Owners, Ltd

D. APPLICANT/AGENT: Laurie Wiltshire, Land Planning Services, Ltd

E. SCHOOL DISTRICT: East Hampton

F. STREET NAME: 226 Pantigo Road

G. TYPE OF STREET: State

H. ZONING DISTRICT: RS (Resort)

I. SEQRA - TYPE OF ACTION: Type II

J. INVOLVED AGENCIES: N/A

K. OTHER REVIEW: Suffolk County Department of Health Services (SCDHS), Architectural Review Board (ARB), Office of Fire Prevention

2. DESCRIPTION OF PROJECT

A. PROPOSED USE(S) AS CLASSIFIED BY TOWN CODE: Resort (No Change)

- B. EXISTING USE(S) AS CLASSIFIED BY TOWN CODE:** Resort
- C. ARE THE EXISTING & PROPOSED USES PERMITTED OR SPECIAL PERMITTED BY THE TOWN CODE?** Permitted
- D. AREA OF PARCEL (SQUARE FEET):** 204,418 sq. ft. (4.693 acres)
- E. MOST RECENT CERTIFICATE OF OCCUPANCY:**
- 12/14/82- C.O. 4023(2003, 2074,2951,3038,3727,8761, 17230)- E. H. HOUSE, INC. - MOTEL STRUCTURE COMPRISING A TOTAL OF 53 RENTAL UNITS, 2 TENNIS COURTS, COFFEE SHOP W/IN 1 BLDG. & 1 CONCRETE SW. POOL.
 - 12/6/13-C.O.29001(57552) - EAST HAMPTON HOUSE OWNERS LTD - REPLACED EXISTING 768 SQ. FT. DECK AT "A" WING, 600 SQ. FT. DECK AT "B" WING, 486 SQ. FT. DECK AT "C" WING AND 261 SQ. FT. DECK AT ROYALS.
- F. DESCRIPTION OF EXISTING STRUCTURES:** Four (4) Two-story buildings, Two (2) tennis courts, One (1) pool with paved stone decking, One (1) shed, One (1) BBQ patio
- G. DESCRIPTION OF PROPOSED STRUCTURES:** Proposed pool with paved stone that replaces the existing pool, walkways, landscaping
- H. EXISTING & PROPOSED LOT COVERAGE:** Existing: 17,126 sq. ft. (8.3% of Lot Area) Proposed: 17,126 sq. ft. (8.3% of Lot Area)
- I. EXISTING & PROPOSED TOTAL COVERAGE:** Existing: 76,839 sq. ft. (37.5% of Lot Area) Proposed: 77,451 sq. ft. (37.8% of Lot Area)
- J. HEIGHT OF PROPOSED STRUCTURES:** N/A
- K. NUMBER OF STORIES OF PROPOSED STRUCTURES:** N/A
- L. NUMBER OF EXISTING PARKING SPACES:** N/A
- M. NUMBER OF PARKING SPACES REQUIRED:** N/A
- N. TOTAL PARKING SPACES PROVIDED:** N/A
- O. VARIANCES REQUIRED:** N/A
- P. DOES EXISTING & PROPOSED LIGHTING COMPLY WITH BOARD POLICY?** See issues for discussion
- Q. DISTANCE TO PUBLIC WATER:** @Montauk Highway
- R. SOURCE OF WATER SUPPLY:** Public Water
- S. TYPE OF SANITARY SYSTEM:** N/A
- T. ARE EXISTING & PROPOSED SANITARY SYSTEMS DEPICTED:**
None depicted
- U. DO SANITARY CALCULATIONS COMPLY WITH SCDHS STANDARDS?** N/A
- V. NUMBER OF ACCESS POINTS:** N/A
- W. IS SIGHT DISTANCE ACCEPTABLE?** Yes
- X. IS THE PROPOSAL ADA COMPLIANT?** N/A

3. **SUBMISSION REQUIREMENTS PURSUANT TO CHAPTER 255 (LIST ITEMS AND SECTION FOR THOSE ITEMS NOT SUBMITTED)**
4. **SITE ANALYSIS:**
- A. **SOIL TYPE:** BgB, BgA

- B. **FLOOD HAZARD ZONE: DESCRIPTION OF VEGETATION:**
Cleared
- C. **RANGE OF ELEVATIONS:** (47 – 53)
- D. **NATURE OF SLOPES:** Mostly Flat, Elevation lowers along South of property. The shed area is a slightly raised hill.
- E. **TYPE OF WETLANDS WITHIN NRSP JURISDICTION:** N/A
- F. **SETBACK FROM ANY WETLAND OR WATER BODY:** N/A
- G. **ARE THERE TRAILS ON SITE?** N/A
- H. **DEPTH TO WATER TABLE:** N/A
- I. **DOES THE SITE CONTAIN HISTORIC OR ARCHAEOLOGICAL RESOURCES?** N/A
- J. **AGRICULTURAL DATA STATEMENT REQUIRED:** N/A
- K. **IS THE SITE CONTAINED WITHIN:**

NYS Significant Coastal Fish & Wildlife Habitat	No
Local Significant Coastal Fish & Wildlife Habitat	No
US Fish & Wildlife Significant Ecological Complex	No
PEP CLPS list	No
Town Community Preservation Fund List	No
Recommended Scenic Area of Statewide Significance	No
Suffolk County designated Pine Barrens	No
South Fork Special Groundwater Protection Area	No
Town Overlay District	No

Other Background Information:

An application has been made to renovate an existing pool area with brick paving, a barbeque patio area, shed, and walkways with a new pool of a 1,304 sq. ft., a brick paved deck of 4,038 sq. ft., one dry well, 4'6" fencing around the pool and shed, two walkways, a new barbeque patio of 123 sq. ft., and extensive landscaping.

The site is located in East Hampton off Montauk Highway/Pantigo Road. The parcel is within the RS; Resort Zoning District. It is 100% cleared of naturally occurring vegetation and contains mostly lawn and mature deciduous trees. It is currently improved with four (4) two-story buildings, two (2) tennis courts, one (1) pool with paved stone decking, one (1) shed, one (1) barbeque patio. The property has been developed as a motel complex since before the adoption of zoning in 1957.

Issues:

Drainage and Dry Well

The Planning Department has noted that the proposed dry well is relatively far from the proposed pool area at roughly 75' away. It is unclear if this dry well is to collect runoff from the shed or to assist in the maintenance of the pool or collect runoff from the patio. The applicant should provide drainage calculations including one or more dry wells with the capacity to handle two (2) inches of rainfall from the patio and shed, and the capacity of the pool during maintenance.



(Shed for proposed pool equipment)

Office of Fire Prevention

This application has been referred to the Fire Marshall for comments. It is noted that the new walkways as well as a new pool area configuration are proposed. The Fire Marshall will review all aspects of the proposed project for ADA compliance.



(Proposed walkway from the Motel Complex to the pool)

Lighting

No lighting information has been submitted however the Planning Department has noted on site the concrete pad area has a pole with exterior lights. There is one PAR bulb fixture adjacent to the barbeque which is non-compliant and should be removed or replaced with lighting compliant with the Town Code's lighting policy. The applicant should submit lighting details including Kelvin level, Lumen level, and shielding of their fixtures.

§255-1-83 G. Nonresidential lighting procedures.

(4) All noncompliant lighting shall be replaced with compliant lighting by one of the following methods:

(a) Replacing existing fixtures. Replacement of all noncompliant lighting with compliant lighting shall be completed within three years after the adoption date of this local law;^[3]

[3] *Editor's Note: "This local law" refers to L.L. No. 21-2014, adopted 7-3-2014.*



(BBQ Area with lighting pole)

Landscaping

The Planning Department has noted that the one of the proposed landscaping plants, *Miscanthus* Transplant, is an invasive species and should be substituted. The applicant has proposed the removal of three (3) mature trees located on the South West corner of the site. Two of the three are identified as sycamore maple (*Acer pseudoplatanus*) trees which are considered an invasive species. The Board may wish to discuss the possibility of preserving the third tree which is a Cherry Tree (*species not identified*). It does not appear the Cherry Tree will obstruct the pool or patio.



(sycamore maple trees)

Barbeque Area

Existing and proposed site plans indicate a designated barbeque area that is proposed to be enlarged to 123 sq. ft. The Certificate of Occupancy from 1982 identifies a coffee shop within one of the buildings but not a barbeque area. The applicant should clarify the extent of food service provided and proposed on the project site.

SEQRA

The project is a Type II Action pursuant to SEQRA and Chapter 128 of the Town Code. No further review under SEQRA is required.

Title of Plans

All plans submitted for this application, including but not limited to site plans, drainage plans, and landscaping and lighting plans, must be labeled with the title of the project. This title must be consistent with the title that the application was filed under unless an official request is made to modify the application name. All correspondence submitted should also be consistent with this title. This consistency is essential for record keeping purposes and any plans not so labeled will be required to be revised accordingly.

Conclusion

In conclusion, the applicant should address concerns including the barbeque area, drainage, landscaping, and title of plans.

Planning Board Consensus

Issue for discussion in the form of a question

Should the applicant clarify the extent of their food service provided and proposed on their site plan?

Additional comments: _____

Should the applicant provide drainage calculations for dry well(s) for the pool and deck?

Additional comments: _____

Should the applicant revise their landscaping plans to prevent the planting of invasive plant species?

Additional comments: _____

Should the applicant revise their Title of Plans under a common name?

Additional comments: _____

Additional Board Comments:



1" = 126.86 feet

Feet

0 30 60

THE TOWN
OF
EAST HAMPTON
EAST HAMPTON
HOUSE POOL
226 PANTIGO ROAD
EAST HAMPTON

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Prepared by

THE TOWN OF EAST HAMPTON

Suffolk County, New York

Dept. of Information Technology

Date Prepared: August 26, 2020